



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 2, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. TR070853-(2)
PLAN AMENDMENT NO. 200900002
ZONE CHANGE NO. 200900002
VESTING TENTATIVE TRACT MAP NO. 070853
CONDITIONAL USE PERMIT NO. 200900024
PARKING PERMIT NO. 201000008
APPLICANTS: COUNTY OF LOS ANGELES METROPOLITAN TRANSPORTATION
AUTHORITY / KROEZE FAMILY, LLC / KROEZE, INC
DEL AIRE ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3 VOTES)**

SUBJECT

Kroeze Family, LLC, Kroeze, Inc. and the Los Angeles County Metropolitan Transportation Authority "the applicants" are requesting approval of a Vesting Tentative Tract map to create a two-lot mixed use development ("Aviation Station") on 5.9 gross acres with a total of 390 residential units, which include 278 condominium units and 112 apartment units, and 29,500 square feet of commercial/retail space. The project site is located in the unincorporated community of Del Aire immediately south of the Metro Green Line Aviation/LAX Station, with approximately 3.2 acres located within the unincorporated area of the County and 2.7 acres located within the City of Los Angeles ("City"). The Regional Planning Commission conducted a public hearing on this matter on February 16, 2011 and approved the project on April 20, 2011. The project has been called for review by your Board due to the Plan Amendment and Zone Change requests.

On October 25, 2011, your Board approved a motion instructing the Director of Regional Planning to review and process appropriate revisions to the project, Final Environmental Impact Report and project environmental findings, which conform to the design changes

considered by the Subdivision Committee on September 29, 2011. Revisions to the project include reduction in the number of units from 390 to 376, restriction of the retail uses to the lot that interfaces with the transit station, elimination of underground parking on the southern lot, and the option to establish a parking district to prevent overflow parking from the adjacent Park and Ride lot.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Certify the Environmental Impact Report ("EIR") including: Draft EIR, Final EIR, Additional Environmental Analysis and Mitigation Monitoring and Reporting Program ("MMRP"), and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for Project No. TR070853-(2)
2. Indicate the Board's intent to approve Project No. TR070853-(2), General Plan Amendment Case No. 200900002, Zone Change No. 20090002, Vesting Tentative Tract Map No. 070853, Conditional Use Permit No. 200900024, and Parking Permit No. 201000008; and
3. Instruct County Counsel to prepare the necessary Findings and Conditions to affirm the Regional Planning Commission's approval of Project No. TR070853-(2) as amended by this action, General Plan Amendment Case No. 200900002, Zone Change No. 20090002, Vesting Tentative Tract Map No. 070853, Conditional Use Permit No. 200900024, and Parking Permit No. 201000008.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Update the zoning and land use on the subject property to allow the applicants to develop the property with commercial and residential uses in close proximity to an existing transit station on an underutilized site. The proximity of the project to public transportation is intended to encourage transit ridership and contribute to reducing dependency on the automobile.

Implementation of Strategic Plan Goals

The zone change and plan amendment promote the County's Strategic Plan goal of Operational Effectiveness. The zone change and plan amendment will allow development of an underutilized site and promote economic growth within the unincorporated community of Del Aire in close proximity to a transit station, in compliance with the Countywide General Plan and Zoning Ordinance.

The request also promotes the County's Strategic Plan goal of Community and Municipal Services by improving quality of life through the provision of new residential units and commercial space in close proximity to a public transit corridor and employment center.

FISCAL IMPACT/FINANCING

Adoption of the proposed general plan amendment and zone change, as well as the approval of the vesting tentative tract map, conditional use permit, and parking permit should not result in any new significant costs to the County, as the applicants are bearing the full costs of new development and construction. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission ("Commission") conducted public hearings on General Plan Amendment No. 200900002, Zone Change No. 200900002, Vesting Tentative Tract Map No. 070853, Conditional Use Permit No. 200900024, and Parking Permit No. 201000008 on February 16, 2011, March 26, 2011, and April 20, 2011.

The requests before the Commission were: i) a Plan Amendment to amend 3.2 acres within the Los Angeles Countywide General Plan from Category 1 (Low Density Residential) to Category 4 (High Density Residential); and to pre-designate 2.7 acres located within the City of Los Angeles from Public Facility to Category 4; ii) a Zone Change to change 0.9 acre from C-1 (Restricted Business) zone and 2.3 acres from R-1 (Single-Family Residence) zone to MXD-68U-DP (Mixed Use Development-68 Dwelling Units per Net Acre-Development Program) zone; and to pre-zone 2.7 acres located within the City of Los Angeles from PF (Public Facilities) zone to MXD-68U-DP zone; iii) a Vesting Tentative Tract Map to create two lots on 5.9 acres to accommodate 390 multi-family residential units (278 condominium units and 112 apartment units), and 29,500 square feet of commercial/retail space; iv) a Conditional Use permit to authorize development of a residential and commercial/retail project in the Mixed Use Development (MXD) zone and to ensure consistency with the Development Program zone; and v) a Parking Permit to authorize shared and reciprocal parking and 312 tandem parking spaces.

On April 20, 2011, the Commission voted to close the public hearing, certified the EIR, adopted the Statement of Overriding Considerations, approved the tentative tract map and related entitlements with the attached findings, conditions with modification and MMRP, and recommended that the Board of Supervisors approve the general plan amendment and zone change.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit, parking permit and vesting tentative tract map are deemed to be called for review by your Board and shall be considered concurrently with the general plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of

the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

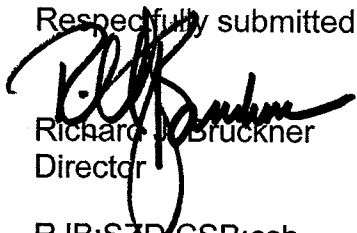
ENVIRONMENTAL DOCUMENTATION

An EIR was prepared for the project in accordance with the California Environmental Quality Act (Code Section 21000) and the County's Environmental Document Reporting Procedures and Guidelines. The EIR concludes that, except for Noise and Air Quality impacts, all of the potentially significant environmental impacts can be mitigated to a less than significant level through implementation of the mitigation measures identified in the EIR. The approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts to noise and air quality.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed general plan amendment, zone change, vesting tentative tract map, conditional use permit, and parking permit is not anticipated to have a negative impact on current services as the project will construct adequate infrastructure to serve the project and through payment of connection and service, the project will cover its fair share to develop new infrastructure as determined to be necessary.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SZD:CSB:csb

Attachments: Revised Project Conditions; CEQA Findings; Additional Environmental Analysis

c: Chief Executive Officer
County Counsel
Executive Office, Board of Supervisors
Assessor
Public Works
Regional Planning